

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
841 Chestnut Building
Philadelphia, Pennsylvania 19107

SUBJECT: Removal Enforcement Site Close Out **DATE:** 01-31-96
Morton Street Site
Chester, Pennsylvania

FROM: Deborah Carlson, OSC
Removal Enforcement and Oil Section (3HW32)

TO: File

The purpose of this memorandum is to conclude Removal Enforcement efforts for removal enforcement response activities at the Morton Street Site (Site) located in Chester, Pennsylvania.

Background

The Morton Street Site is located at 1020 Morton on the corner of Chestnut Street and Morton Avenue in Chester, Pennsylvania. The Site consists of an abandoned brick "L" shaped building with a back lot full of overgrown vegetation. The main brick building/stair tower had been heavily damaged in a fire in July 1995. The property has been abandoned for approximately two years and there is significant household debris being illegally dumped.

EPA was notified by the Chester Fire Department of the multiple drums, pails, assorted containers and PCB transformers at the Site and requested EPA conduct an assessment. EPA interviewed the current owner of the property and obtained access to perform an assessment on October 3, 1995. The initial assessment was conducted on October 10, 1995. The findings of the assessment showed the following; the main access gate was welded shut, three PCB transformers located behind the building had been removed, the basement of one of the buildings had 2-3 feet of an aqueous solution with drums, pails, tires and various debris submerged in it, a wooden tank on the roof, three drums of suspected motor oil outside in the vegetation and an abandoned fuel tank.

Analytical results from the assessment did not show levels above action limits. One sample showed elevated levels of benzene. Based on the visual hazards at the Site and a questions with the analytical, a second assessment was performed on November 9, 1995. Specific samples were collected from pails of "dye" type products located in the basement area which was full of an aqueous solution. Analytical results from the second

ENFORCEMENT CONFIDENTIAL

assessment did not show elevated levels which would support a removal action.

During the period of the assessments, Enforcement conducted a PRP search which included a Deed and Title Search, interviews and issuance of 104(e) Information Request Letters. The Deed and Title Search showed the property was originally owned by Ewing Thomas Corporation until 1961 when sold to the Cannon Corporation and G & J Manufacturing which operated the facility as a knitting/dye factory. The property was then sold to (b) (6) in 1982 and used for storage. In 1990, the current owners, (b) (6) purchased the property for storage. The property was leased to Sears and Roebuck for storage of home improvement materials and (b) (6) for storage of heavy equipment. Responses to the 104(e) letters are located in the Site file.

Conclusion

Based on the analytical results from the two assessments performed, EPA was not able to make a determination of threat for a removal action to be conducted. Therefore, Removal Enforcement activities for the Morton Street Site have been stopped. Additional information concerning this Site can be found in the Site files.

ENFORCEMENT CONFIDENTIAL

12/5/95

To whom it may concern,

In regards to The Building
at 1020 merton Ave. Chester PA.
I Bought This Building from (b) (6)
After Removing A lot of cotton machines
and old Buildings we used it for
storage.

As for Dates As to when I Bought it.
and date's I sold it. I can not
give you that Information Because
after Taking (b) (6) (The Present
owner) to court. I have given up
hope of him Paying off the mortgage
that I hold. And. Just left all
The Papers to the Trash.

(b) (6) lives some Place in willow Grove PA.
The CONAR CORP. still makes sheets some
Place in The South.

when I sold The Building to (b) (6)
and his wife, The Buildings still had
lots of cotton machines and Equipment
in The Building, But There was nothing

CONTAMINATED. in Any of the Building
That I knew of!

(b) (6) Rented storage space to
(b) (6) for one year and to SEAR'S
RoeBuck.

I now live in Florida. SO I CAN NOT
Be of any HELP. TO you. WITH Informa-
-tion AS TO what (b) (6) And
his wife Rented or did with the Building

Sincerely

(b) (6)

To Whom It May Concern,

Below are my responses to the questions contained in the EPA letter dated Oct. 20, 1995.

- 1 - My ex wife and myself purchased 1020 Morton Ave July, 1970
- 2 A I leased 7000 sq ft to Aaron Rockbrack for storage and delivery of installed home improvement materials from Jan. 1991 to Feb. 1992.
- 2 B- As part of the sales agreement, the new addition was to remain occupied by the previous owner's son, (b) (6) for a period of one year rent free. Mr. (b) (6) owned Equipment Transport Inc. and was involved in moving heavy machinery from one location to another. I had nothing to do with either tenant since they had their own keys to enter and exit the facility.

- 3 - Sears was forced to consolidate
to one warehouse location and
close the other two. My building
was one. I forced Mr. (b) (6)
to vacate because the old
structure next to the new addition
he was occupying was in danger
of collapse. I was afraid
someone may have gotten hurt.
- 4 - To my knowledge, there was never
any hazardous material stored
or treated at the buildings.
- 5 - When I took ownership there was
nothing hazardous nor any wastes
on site. (b) (6) has
drums of old motor oil which
he told me he removed from the
premises.
- 6 - (b) (6) asked me if he
could lay "1/4" stone down
parallel to Chestnut street so
he could park his flat bed tractor
trailer and pickup there. He needed
the macadam to bring equipment
in to store and deliver.

7 - I purchased the building from (b) (6) Inc. in 1990. I have no knowledge of any previous ~~tenant~~ owners. As stated, earlier Sears and (b) (6) were the only two tenants there during my ownership. I have no knowledge of where they can be reached. The building has been vacant for over two years and has been for sale for almost 4 years.

8 - I am not affiliated with any company or corporation.

(b) (6)

CLIENT/SUBJECT _____ W.O. NO. _____

TASK DESCRIPTION _____ TASK NO. _____

PREPARED BY _____ DEPT _____ DATE _____

MATH CHECK BY _____ DEPT _____ DATE _____

METHOD REV. BY _____ DEPT _____ DATE _____

APPROVED BY	
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ADDITIONAL SITE CHARACTERIZATION

1. DATE - 11/9/95

2. ON-SITE - BOB GUARNI (EPA)
 DEBBIE CARLSON (EPA)
 CHIEF CLIFF (CHESTER FIRE DEPT)
 (SATA - WESTON)
 (SATA - WESTON)
 (SATA - WESTON)

3. ACTIVITY LOG -

8:45 - ARRIVED ON-SITE WITH SATA AND PERFORMED RECOGNIZANT WALK THROUGH TO IDENTIFY WHERE ADD'L SAMPLES SHOULD BE TAKEN TO FURTHER CHARACTERIZE THE SITE

- INITIAL SITE CHARACTERIZATION ANALYSIS HAD ONLY ONE HIT OF BENZENE AT APPROX. 40 ppm.

- SITE VISIT WITH ATSDR. RECOMMENDED FURTHER CHARACTERIZATION BEFORE THEY COULD ADEQUATELY EVALUATE RISKS. UNFORTUNATELY PHYSICAL HAZARDS PRESENT BUT CANNOT ACTIVATE ONLY BASED ON THAT.

9:00 - SATA BEGAN COLLECTING SAMPLES

SEE
SKETCH FOR
APPROX.
LOCATIONS.

- 4 SAMPLES FROM THE CONTAINERS LOCATED IN BLDG A BASEMENT
- 1 SAMPLES FROM WATER IN DRUM LOCATED IN BLDG A BASEMENT
- 1 SAMPLE FROM OPEN PIT OUTSIDE BLDG A
- 2 SAMPLES FROM STAINED SOIL OUTSIDE OPEN PIT
- 1 SAMPLE FROM WATER IN BASEMENT OF BLDG. B
- 3 SAMPLES FROM SOIL IN BACK OF PROPERTY UNDER ROCK FILL

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- SATA non responsive based on revised scope HAZCATED MATERIALS COLLECTED FROM DYE CONTAINERS WHICH WERE LOCATED ON BASEMENT LEDGE. HAZ-CATTING WAS PERFORMED TO DETERMINE IF MATERIALS WERE HAZARDOUS AND POSING IMMEDIATE THREAT. SUBSTANCES DID NOT SHOW ANY HAZARDOUS PROPERTIES.

11:00 - CHESTER FIRE DEPARTMENT REPORTED ON SITE BY DIRECTION OF CHIEF CLIFF TO CUT THROUGH FLOOR OF BLDG B TO GAIN ACCESS TO BASEMENT. INSPECTION OF BASEMENT SHOWED IT WAS FILLED WITH WATER/BLACK SLUDGE-LIKE MATERIAL. (ESTIMATION THAT BLACK SLUDGE-LIKE MATERIAL IS SOOT/CHARRED WOOD RUNOFF FROM AUGUST'S FIRE).

12:30 - REPORTER FROM DELAWARE VALLEY PAPER SHOWED UP ON-SITE AND INTERVIEWED BOB GUARNI (SEE ATTACHED ARTICLE)

1:45 - COMPLETED SITE ASSESSMENT.

4. ACTIVATION STATUS.

- B GUARNI WAS PREPARED TO ISSUE SPECIAL BULLETIN ON 11/10/95 IF HAZ-CATTING HAD IDENTIFIED HAZARDOUS MATERIALS. BASICALLY WOULD IMPLEMENT 24 HR SECURITY.
- NEXT STEP IS TO WAIT FOR ANALYTICAL (11/24/95) TO DETERMINE IF LEVELS ARE HIGH ENOUGH TO MAKE DETERMINATION OF THREAT.

CLIENT/SUBJECT _____ W.O. NO. _____

TASK DESCRIPTION _____ TASK NO. _____

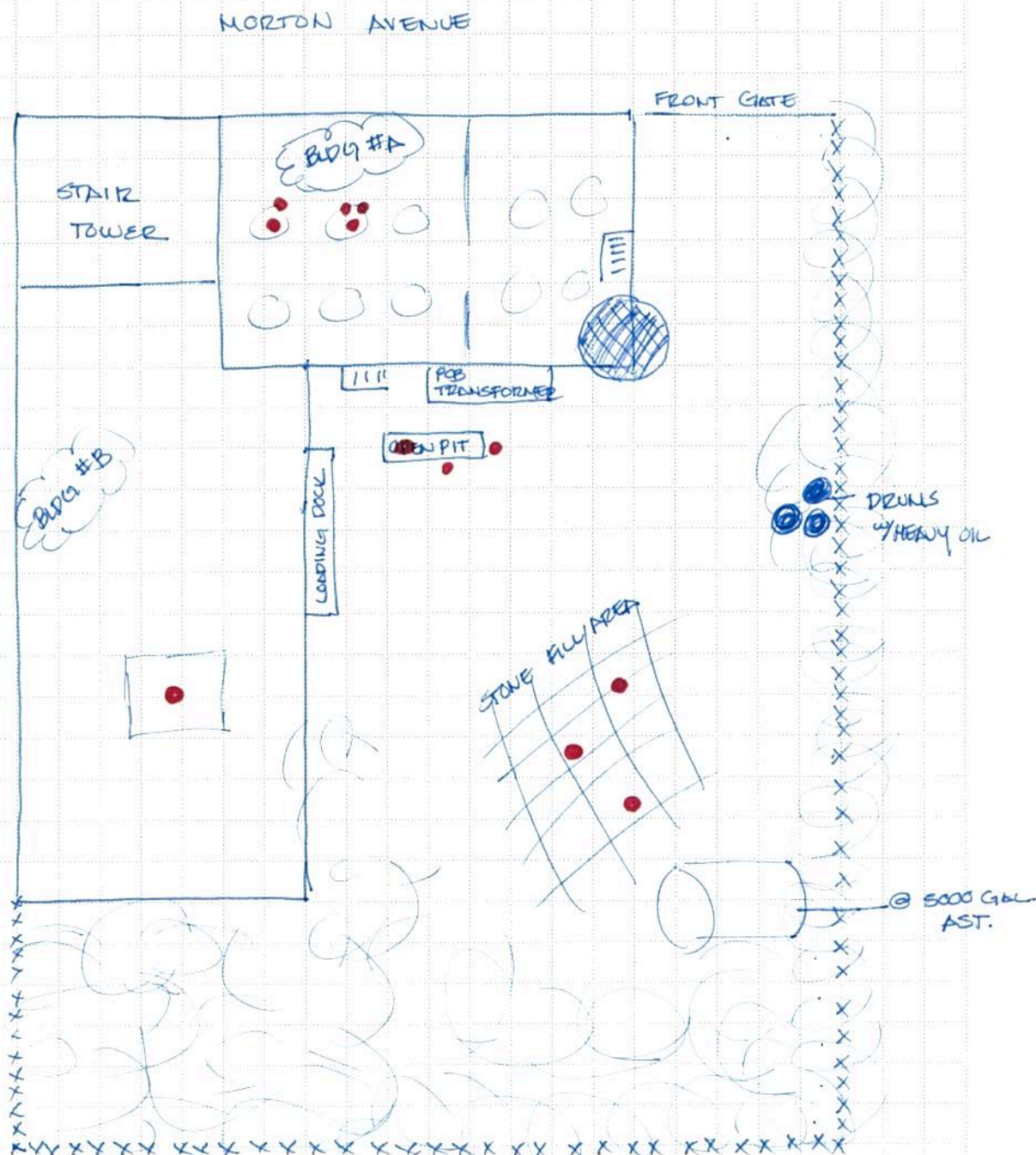
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METHOD REV. BY _____ DEPT _____ DATE _____

APPROVED BY _____

DEPT _____ DATE _____





UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
841 Chestnut Building
Philadelphia, Pennsylvania 19107

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Mr. (b) (6)

(b) (6)

Upper Darby, PA 19082

OCT 20 1995

re: Morton Street Site, Chester, Pennsylvania

Dear Mr. (b) (6)

This letter is to obtain certain information from you in connection with the above referenced Site.

The U.S. Environmental Protection Agency ("EPA") is currently investigating the source, extent and nature of the release or threatened release of hazardous substances, pollutants or contaminants into the environment at the Morton Street Site (Site) located at 1020 Morton Street, Chester, Pennsylvania. This investigation involves, among other things, an inquiry into the past and present ownership of the Site and operators of the Site. EPA additionally is seeking to obtain information concerning the generation, storage, treatment, transportation, and disposal methods of such substances that have been or threaten to be released from the Site. EPA believes that you may possess information which may assist the Agency in its investigation of the Site.

In order to complete an investigation, EPA requires that you respond fully and completely to the following items:

1. Please provide the dates during which you owned, operated and/or leased any portion of the Morton Street Site;
2. Explain in detail the type of business operations conducted at the Site and your duties and responsibilities in the management and operations at the Site;
3. Describe the reasons for ceasing business operations at the Site;
4. Provide any and all information you may have pertaining to how hazardous materials were treated, stored, generated, and located on Site;
5. Please identify any wastes that were disposed of on Site during period of ownership; when they were disposed; how they were disposed and by whom;

6. Explain in detail the purpose for the stone fill in the back portion of the property and when it was put in place;
7. Please identify any previous owners, operators and tenants of the Morton Street Site and for each owner, operator and tenant, further identify the following:
 - a) dates of ownership;
 - b) the nature of prior operations/businesses;
 - c) information you may have regarding former operators/tenants current whereabouts;
 - d) provide copies of all documents relating to such operations or lease arrangements (e.g. deeds, leases);
8. Please identify any corporation or company in which you may be affiliated with and for each corporation, further identify the following:
 - a) current status of the corporation;
 - b) the officers and stockholders of the corporation;
 - c) the corporation's involvement with the Site property.

Authority to require submission of this type of information has been given to EPA by Congress under Section 104(e) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), 42 U.S.C. Section 9604(e), and under Section 3007(a) of the Resource Conservation and Recovery Act, as amended (RCRA), 42 U.S.C. Section 6927(a).

The provisions in Section 104 of CERCLA, 42 U.S.C. Section 9604 and Section 3008 of RCRA, 42 U.S.C. Section 6928, authorize EPA to pursue penalties for failure to comply with these provisions or failure to respond adequately to required submissions of information. In addition, providing false, fictitious or fraudulent statements or representations may subject you to criminal penalties under the Criminal Fines Enforcement Act, 18 U.S.C. Section 1001. The information you provide may be used by EPA in administrative, civil, or criminal proceedings.

As used in this letter, the term "documents" means: writings (handwritten, typed or otherwise produced or reproduced) and includes, but is not limited to, any invoices, checks, receipts, bills of lading, weight receipts, toll receipts, correspondence, offers, contracts, agreements, deeds, leases, manifests, licenses, permits, bids, proposals, policies of insurance, logs, books of original entry, minutes of meetings, memoranda, notes, calendar or daily entries, agendas, bulletins, notices, announcements, charts, maps, photographs, drawings, manuals, brochures, reports of scientific study or investigation, schedules, price lists, telegrams, teletypes, phono-records, magnetic voice or video records, tapes, summaries, magnetic tapes, punch cards, recordings, discs, computer printouts, or other data compilations from which information can be obtained or translated.

You are entitled to assert a claim of business confidentiality

covering all or any part of the submitted information, in the manner described in 40 C.F.R. Section 2.203(b). Information subject to a claim of business confidentiality will be made available to the public only in accordance with the procedures set forth in 40 C.F.R. Part 2, Subpart B. If a claim of business confidentiality is not asserted at the time the required information is submitted to EPA, EPA may make this information available to the public without further notice to you.

We appreciate and look forward to your prompt response to this letter. EPA is convinced that appropriate investigation and clean-up of hazardous sites can be accomplished only through full participation of interested citizens, and we note your contribution to this effort through your response to this letter.

If, for a particular reason, you are hesitant to answer this letter because you are concerned about public disclosure of your name in connection with the information you are required to submit, please clearly advise EPA in your response that you request confidential treatment of your identity. EPA does not encourage such a request, but we recognize that it may be appropriate in certain instances. In the event that you do request confidential treatment of your identity, EPA will evaluate whether such confidential treatment is warranted in your case. Please do not request confidential treatment of your identity unless you believe it is necessary.

Please respond in writing to this required submission of information, to the address specified below, within ten (10) calendar days of your receipt of this letter. All documents and information should be sent to:

Deborah E. Carlson (3HW32)
Removal Enforcement and Oil Section
U.S. Environmental Protection Agency
841 Chestnut Building
Philadelphia, PA 19107

If you have any question concerning this matter, please contact Deborah Carlson at (215) 597-8170 or have your attorney contact Rodney Carter, Senior Regional Counsel, at (215) 597-3176.

Sincerely,


Dennis P. Carney, Chief
Superfund Removal Branch



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
841 Chestnut Building
Philadelphia, Pennsylvania 19107

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ms. (b) (6)

(b) (6)

Philadelphia, PA 19111

OCT 20 1995

re: Morton Street Site, Chester, Pennsylvania

Dear Ms. (b) (6)

This letter is to obtain certain information from you in connection with the above referenced Site.

The U.S. Environmental Protection Agency ("EPA") is currently investigating the source, extent and nature of the release or threatened release of hazardous substances, pollutants or contaminants into the environment at the Morton Street Site (Site) located at 1020 Morton Street, Chester, Pennsylvania. This investigation involves, among other things, an inquiry into the past and present ownership of the Site and operators of the Site. EPA additionally is seeking to obtain information concerning the generation, storage, treatment, transportation, and disposal methods of such substances that have been or threaten to be released from the Site. EPA believes that you may possess information which may assist the Agency in its investigation of the Site.

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Dennis P. Carney, Chief
Superfund Removal Branch



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REGION III
841 Chestnut Building
Philadelphia, Pennsylvania 19107

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Mr. (b) (6)

(b) (6)

OCT 20 1995

Glenn Mills, PA 193342

re: Morton Street Site, Chester, Pennsylvania

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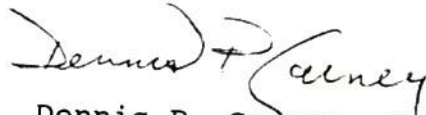
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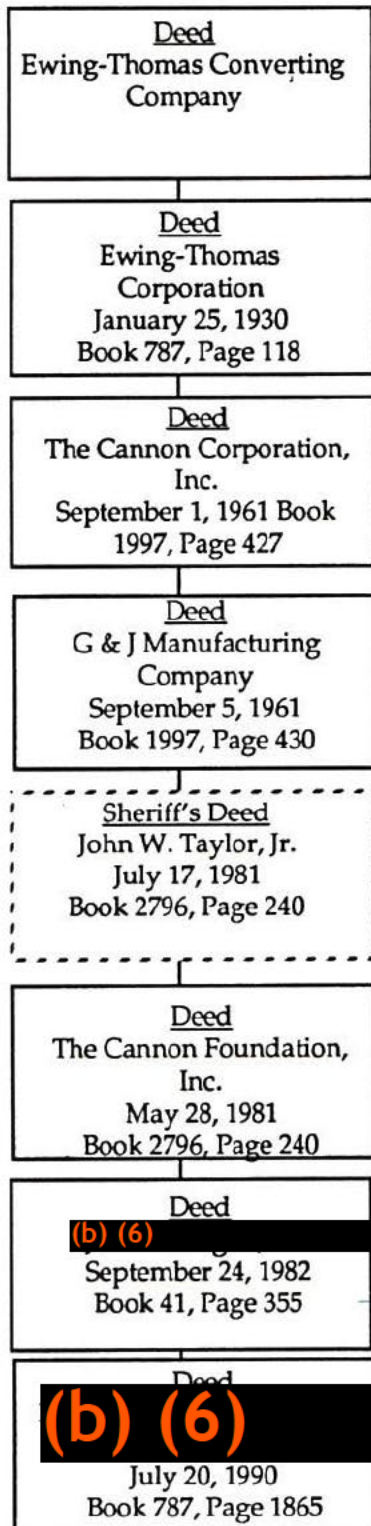
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Sincerely,



Dennis P. Carney, Chief
Superfund Removal Branch

TITLE TREE



NOTE: John W. Taylor, Jr., Sheriff,
acquired the property through a decision of
the Court of Common Pleas in the case of
The Cannon Foundation, Inc. vs. G & J
Manufacturing.

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PRELIMINARY SITE ASSESSMENT

1. DATE — 10/10/95

2. ON-SITE — BOB GUARNI (EPA)
 DEBBIE CARLSON (EPA)
 FRANK SULLIVAN (OWNER/PRP)
 CHIEF RICH _____ (CHESTER FIRE DEPT)
 "non responsive based on revised scope" (SATA - WESTON)
 "non responsive based on revised scope" (SATA - WESTON)
 "non responsive based on revised scope" (SATA - WESTON)

3. ACTIVITY LOG —

10:00 — ARRIVED ON-SITE AND DISCOVERED GATES WERE WELDED SHUT THEREFORE RESTRICTING ACCESS. PROPERTY OWNER NOT AWARE OF WHO WELDED GATES AND GAVE PERMISSION TO CUT WELDS.

— OBTAINED ASSISTANCE FROM CHESTER FIRE DEPT (#10) IN CUTTING THRU WELDS AND ENTERING PROPERTY

11:30 — PERFORMED WALKTHRU WITH PROPERTY OWNER
 DURING WALKTHRU — PROPERTY OWNER DISCOVERED/ IDENTIFIED THAT (3) TRANSFORMERS LOCATED BEHIND BLDG HAVE BEEN TAKEN/ MISSING, BLDGS HAVE BEEN STRIPED AND IN WORSE CONDITION THEN WHEN HE VACATED.

— FIRE OCCURRED IN THE STAIR TOWER PORTION OF THE BLDG AND CONSIDERED STRUCTURALLY UNSOUND.

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- BLDG #A (SEE ATTACHED SKETCH) CONSISTED OF A BASEMENT + 1ST FLOOR LEVEL. BASEMENT WAS $\frac{1}{2}$ FULL OF WATER + INACCESSABLE DRUMS/CONTAINERS COULD BE SEEN ON LEDGES IN BASEMENT + FLOATING IN WATER

1ST FLOOR OF BLDG WAS BASICALLY STRIPED. PAINT CONTAINER FOUND IN BATHROOM. FRONT PORTION OF BLDG FILLED WITH MISC. CAR PARTS.

- BLDG #B CONSISTED OF A 1ST + 2ND FLOOR LEVEL. IT COULD NOT BE DETERMINED IF A BASEMENT EXISTS. THIS PORTION OF BLDG WAS STRUCTURALLY QUESTIONABLE DUE TO THE FIRE. THE 1ST FLOOR HAD BEEN UPGRADED - NEW PLYWOOD ON FLOOR BY CURRENT OWNER. A NUMBER OF EMPTY DRUMS WERE WITHIN THE AREA. 2ND FLOOR WAS INACCESSIBLE DUE TO THE FIRE.

- OUTSIDE AREA OF PROPERTY WAS OVERGROWN AND SIGNS OF DOMESTIC TRASH/DUMPING. 3 TANKS IN RUSTED CONDITION WERE FOUND IN THE OVERGROWN WEEDS. 1 OF THE DRUMS HAD A NEW VALVE. CONTENTS WERE HEAVY MOTOR OIL. THERE WERE A NUMBER OF CAR GASOLINE TANKS + A 5000 GAL ABOVE GROUND TANK (EMPTY). ONE AREA OF THE PROPERTY (SEE ATTACHED SKETCH) HAD NEW, ^(?) EXPENSIVE ^(?) STONE COVER/BREAKFILL

- LARGE (5000 GAL) WOODEN TANK ON ROOF OF BLDG #A. IT WAS REPORTED TO BE A WATER TANK. FIRE DEPT WAS ABLE TO CONFIRM THAT TANK WAS EMPTY.

CLIENT/SUBJECT _____ W.O. NO. _____

TASK DESCRIPTION _____ TASK NO. _____

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MATH CHECK BY _____ DEPT _____ DATE _____

METHOD REV. BY _____ DEPT _____ DATE _____

APPROVED BY	
DEPT _____	DATE _____

12:30 - DATA BEGIN COLLECTING SAMPLES.

2 SAMPLES FROM TRANSFORMER AREA

4-6 SAMPLES FROM BASEMENT OF BLDG A

2 SOIL SAMPLES FROM BACK OF PROPERTY NEAR AST.

SEE SKETCH FOR APPROX LOCATIONS.

* VOC'S DETECTED DURING HEADSPACE ANALYSIS ON WATER/SEDIMENT SAMPLES.

3:00 - COMPLETED SITE ASSESSMENT.

4. PRP INFORMATION.

- BLDG BUILT IN 1881 AND WAS A TEXTILE/DYE FACTORY
- (b) (6) PURCHASED PROPERTY IN 1990
 - UPGRADED BLDG #B WITH PLYWOOD/LOADING DOCK
 - LEASED SPACE TO SEARS FOR STORAGE OF HOME IMPROVEMENT MATERIALS
 - AGREEMENT OF PURCHASED ALLOWED PREVIOUS OWNER'S SON TO LEASE BLDG #A FOR 1 YR. (ACTUAL OCCUPANCY - 2 YRS). NR (b) (6) BELIEVES SON USED SPACE FOR ^{HEAVY} EQUIPMENT STORAGE (IE. FORKLIFTS...).
 - SON'S NAME - (b) (6)
 - IT APPEARED AREA WAS USED AS "JUNK SHOP"
 - PROPERTY IS CO-OWNED W/ EX WIFE. DOES NOT KNOW WIFE'S ADDRESS. DIVORCE ATTORNEY COULD SUPPLY ADDRESS - KAREN FRIEL 610-259-6580.
 - (b) (6) ADDRESS IS (b) (6) UPPER DARBY, PA #19082
- PREVIOUS OWNER - (b) (6) - OWNED 8 YRS.

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DEPT _____	DATE _____

5. FUTURE ACTIONS - - 2 WEEK TURN AROUND TIME ON ANALYTICAL
- RESULTS ⇒ 10/24
 - REVIEW TO DETERMINE THREAT.
 - SEND OUT 104 (e) REQUESTS. (b) (6)
 - IF ANALYTICAL SHOWS THREAT -
B. GUARNI DISCUSSED ISSUING SPECIAL
BULLETIN WHICH GIVES HIM LIMITED
AUTHORITY DUE TO CURRENT FUNDING
RESTRICTIONS.

CLIENT/SUBJECT _____ W.O. NO. _____

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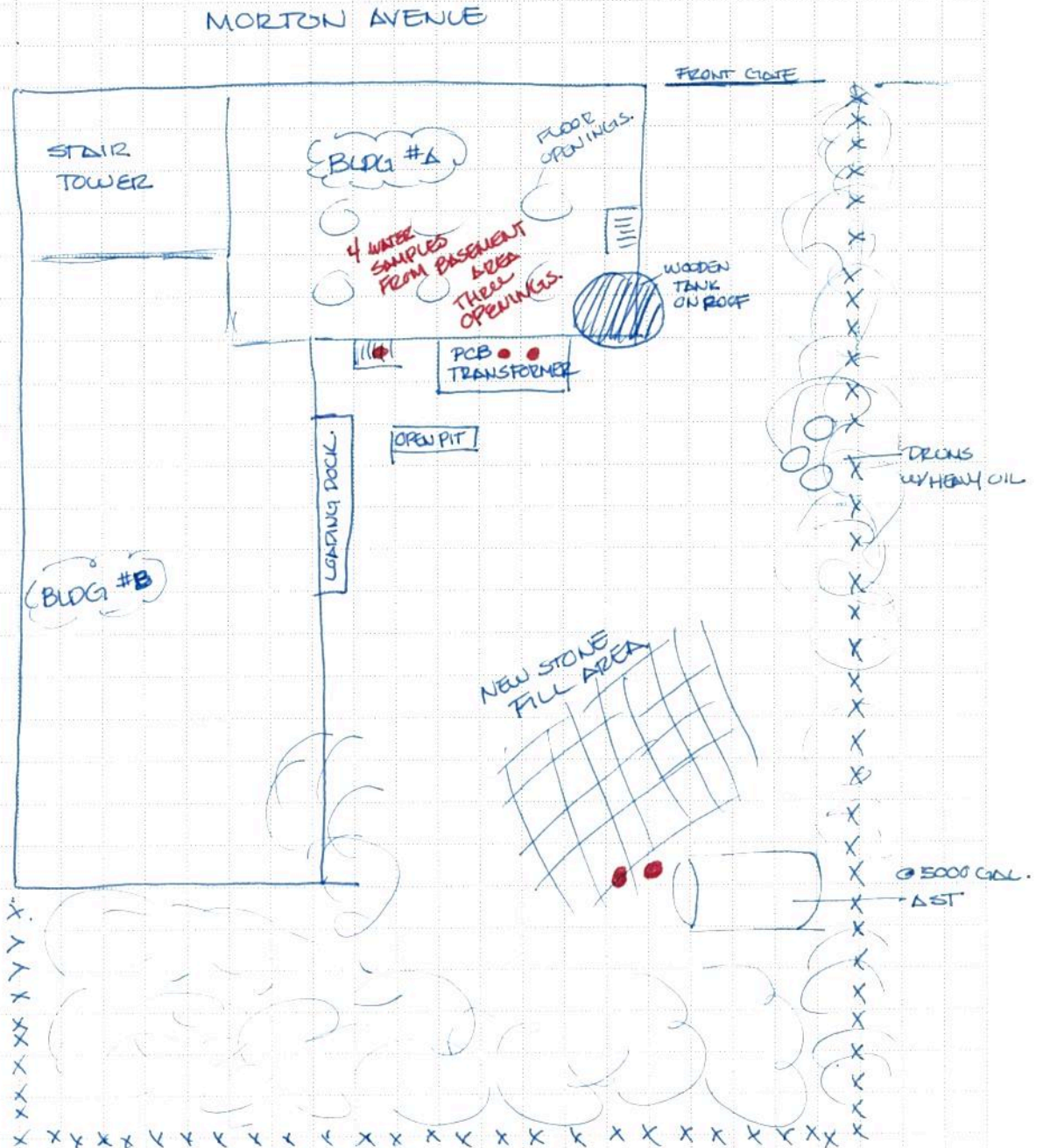
MATH CHECK BY _____ DEPT _____ DATE _____

METHOD REV. BY _____ DEPT _____ DATE _____

APPROVED BY	

DEPT _____	DATE _____

SKETCH OF MORTON STREET SITE



CLIENT/SUBJECT _____ W.O. NO. _____

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MATH CHECK BY _____ DEPT _____ DATE _____

METHOD REV. BY _____ DEPT _____ DATE _____

APPROVED BY

DEPT _____ DATE _____

10/2/95

MORTON STREET SITE

1. OSC - BOB GUARNI

2. SITE BACKGROUND -

- SITE CALLED IN BY CHESTER FIRE DEPT
- ORIGINALLY DYE/KNITTING FACTORY
- CURRENTLY ABANDONED. CURRENT OWNER PURCHASED PROPERTY TO STORE MATERIALS/EQUIPMENT.
- BANK WILL NOT TAKE PROPERTY BACK → ENVIRONMENTAL PROBLEMS
- DRIVE-BY SHOWS DRUMS
- WAITING FOR SITE ACCESS - COORDINATING WITH OWNER'S ATTORNEY
- SITE ASSESSMENT SCHEDULED FOR 10/6 OR 10/10

3. CURRENT OWNER:

(b) (6)

- ATTORNEY REPRESENTING (b) (6)

LEO DOYLE JR

DOYLE, WHENEN, DOYLE (?)

20 GARRETT RD

UPPER DARBY, PA

(610) 352-8130

#19082

- PER ATTORNEY - MR (b) (6) HAS UNDERGONE MANY PERSONEL/FINANCIAL HARDSHIPS RECENTLY

4. PRELIMINARY ASSESSMENT → 10/10/95

9:00 - K MART